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EAST SAN GABRIEL VALLEY

FINAL MUNICIPAL SERVICE REVIEW

Report to the
Local Agency Formation Commission
for Los Angeles County

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SPHERE OF INFLUENCE FINDINGS

Most of the cities face significant financing constraints in servicing existing territory and in meeting current infrastructure needs and regulatory requirements. In most cases, extending services into additional territory is not financially feasible at present.

Based on this municipal service review, this report recommends that the spheres of influence (SOIs) of four agencies be amended at this time:

Covina: The report recommends that the joint SOI area shared with West Covina (see Appendix B, Map 5), be removed from Covina's SOI to promote logical boundaries. The affected area is primarily residential. Adjacent territory in West Covina is comparable and used for residential purposes, while adjacent territory in Covina is used by a business park. The existing street network in West Covina is more integrated with the joint SOI area than in Covina. The affected area is not included in either city's land use plans. The City of West Covina is interested in retaining the area in its SOI. Covina has stated it lacks the policing infrastructure needed to service any areas outside its existing city limits. The City of Covina wishes to remove the shared SOI area from the City's SOI.

Diamond Bar: The report recommends that the Diamond Bar SOI be expanded to the west and south to include 2,084 acres of the proposed Aera/Shell development and a 100-acre developed residential community (see Appendix B, Map 7). The Aera/Shell SOI expansion area is the site of a proposed residential development of 3,000 homes, neighborhood retail and open space. The only planned street access to this area is Brea Canyon Road from the City of Diamond Bar. The developer proposes the area be annexed to Diamond Bar in the future. The 100-acre SOI expansion area is primarily residential, and current inhabitants identify themselves as part of the Diamond Bar community. The City has recommended that its SOI be expanded to include both areas. The City contracts for most of its services and it would not face any major challenges in providing services to this area once developed.

Industry: The report recommends that the Industry SOI be expanded to include six of eight adjacent unincorporated areas proposed by the City (see Appendix B, Map 8). The report recommends that the Commission defer SOI expansion proposals for two areas not designated for industrial purposes until the City formally applies for SOI amendment in these areas.

The report recommends that the Industry SOI be expanded to include area 1-A, 86 acres of primarily industrial land located between the southern Union Pacific rail line and Workman Mill Road. Neither the SOI change nor annexation would affect the area's land use. The City's land use policy is to automatically zone all newly annexed land for industrial use, resulting in no change in land use for the affected area.

This report recommends that the Industry SOI be expanded to include area 3-A. The area is a small pocket (five acres) of land just northwest of the intersection of Clark Avenue and Jarrow Avenue. The area is zoned for industrial use. LAFCO originally included the area in the City's SOI in 1980, but removed it in 1991 to accommodate the Hacienda Heights incorporation proposal. This SOI change would promote logical boundary formation.

The report recommends that the Industry SOI be expanded to include area 3-B. The area is a 20-acres pocket just northwest of the intersection of Clark Avenue and Jarrow Avenue. Five acres

of this land is occupied by a solid waste facility. The area is zoned for industrial use. LAFCO originally included the area in the City's SOI in 1980, but removed it in 1991 to accommodate the Hacienda Heights incorporation proposal. This SOI change would promote logical boundary formation..

This report recommends that the Industry SOI be expanded to include area 3-C, approximately 6.6 acres of land located southeast of the Valley Boulevard and 9th Street intersection. The industrial area is significantly surrounded by the City of Industry and its inclusion into the SOI would promote logical boundary formation.

This report recommends that the Industry SOI be expanded to include Area 4-A. The area is a three-acre industrial area northwest of Santar Street and Jellick Avenue. The land is primarily used for industrial purposes and the SOI change would promote logical boundary formation.

The report recommends that the Industry SOI be expanded to include Area 4-B. The area consists of approximately 80 acres of unincorporated land to the east and west of Nogales Street, extending south to the Pomona Freeway and including the northern clover leafs of the Pomona Freeway. Although the City has not proposed to include the clover leaf area north of the Pomona Freeway, its inclusion in the City's SOI area would promote logical boundary formation and logical provision of municipal services. The land in area 4-B is primarily used for industrial purposes and the SOI change would promote logical boundary formation. Currently, the City of Industry has recently submitted an application for annexation of a portion of area 4B. The annexation area is bounded by Gale Avenue to the south and Nogales Street to the east.

The report recommends that the Commission defer consideration of the City's proposal to expand its SOI to include 1-B until the City submits a formal SOI amendment request. The area is approximately six acres of land adjacent to a residential neighborhood. The County has zoned the area for light agricultural and industrial uses. The City's General Plan contemplates residential use for the area, although the City's policy is to pre-zone potential annexation areas for industrial use. The City has recommended the SOI be expanded to include this area to provide service to a City of Industry landowner whose property extends into area 1-B.

Similarly, this report recommends that the Commission defer consideration of the City's proposal to expand its SOI to include Area 2 until the City submits a formal SOI amendment request. The area is approximately 25 acres of open space located along the San Gabriel River. The City's policy of automatically zoning potential annexation areas as industrial would not be consistent with the current land use in the affected area. The expansion of the SOI to this area could indirectly contribute to a reduction in regional open space.

Pomona: Although the Draft MSR report recommended that LAFCO expand the City's SOI to include the California State Polytechnic University, Pomona (Cal Poly Pomona) campus area, recent acknowledgement of potential and existing water service jurisdictional issues has resulted in a change to this recommendation. It is henceforth recommended that LAFCO defer consideration of this area until the City submits a formal SOI amendment request. The City has proposed to expand the City of Pomona SOI to include the Cal Poly Pomona campus and detach portions of the Walnut Valley Water District (WVWD) lying within the proposed SOI, except for the area north of Temple Avenue and Campus Drive which is currently served by WVWD. The SOI expansion area is located southwest of the City border and south of the San Bernardino Freeway. The area is bounded by the City of Walnut to the southwest and Forest Lawn Memorial Park to the northwest. Cal Poly

Existence of Any Social or Economic Communities of Interest

The City of Covina has a long and rich history, with a high degree of community identity. Economic and social communities of interest include Downtown Covina, where a large portion of commercial development in the City is located.

Communities of interest include low-density unincorporated residential areas within the City's northeast, northwest, and southeast SOI. Since these areas are primarily residential development, there is little incentive for the City to annex the territory. Annexation proposals are more likely to come from area residents.

Additionally, Covina shares an SOI area with West Covina. The area is primarily single family residential and is zoned low-density residential by Los Angeles County. The City does not include this area in its planning area and the City has not mentioned interest in annexation of the territory.

Recommendation

This report recommends that LAFCO reduce the City of Covina SOI to exclude the joint SOI area shared with the City of West Covina.

CITY OF DIAMOND BAR

LAFCO has previously adopted a sphere of influence (SOI) for the City of Diamond Bar, which extends beyond the city's southern boundary to the Orange County border. The SOI includes the City and unincorporated territory to the south, bordered by the Orange Freeway to the west, Orange County to the south, and San Bernardino County to the east. Diamond Bar's SOI is bordered by Industry and Pomona SOIs to the north.

In response to the LAFCO Requests for Information the City of Diamond Bar stated that it intends to seek a SOI modification to include vacant land and developed areas west of the current City SOI boundaries. The City is proposing an SOI change and annexation of 2,048 acres of the proposed Aera/Shell development to the southwest and a 100-acre developed residential community to the west (Appendix B, Map 7). The 100-acre area is currently comprised of approximately 150 single-family homes, a church, and a two-story office building. The residents of this area identify themselves as part of the Diamond Bar community.

In addition, the proposed Aera/Shell development involves 3,256 acres on which the developer proposes to build 3,600 homes and neighborhood-serving retail and to set aside about half of the area as open space. Portions of the development front on La Habra Heights and Brea, and are not proposed for future annexation to Diamond Bar. However, the developer proposes that the vast majority of the planned project (2,064 acres and 3,000 homes) be annexed eventually to Diamond Bar. The only planned street access to the development is Brea Canyon Road from the City of Diamond Bar. The area would be served by the Los Angeles County Sheriff Walnut/Diamond Bar station and CFPD fire stations. The Environmental Impact Report for the Aera/Shell project is scheduled for completion by the County in the summer of 2005.

Expansion of the City's SOI is recommended at this time. Pursuant to Government Code section 56425, the following determinations are recommended to update the existing SOI.

Present and Planned Land Uses in the Area

The City of Diamond Bar is a primarily residential community. Present land uses in the City mostly include residential and parks. Planned land uses in the area include a sizeable residential development to the west and south, extending 2,064 acres beyond the current Diamond Bar SOI into unincorporated territory to the southwest.

Present and Probable Need for Public Facilities and Services in the Area

The City's residential population is growing. Similarly, the need for fire, water, wastewater, stormwater, street maintenance, parks, and library services is expected to grow in the future.

Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide

With regard to public services provided to the existing SOI area, the present capacity of public facilities is adequate.

The properties within the City receive services from a variety of local agencies. The first proposed SOI expansion area already receives services from the same service providers serving the city limits. The second proposed SOI expansion area would also be served by these providers, but has not yet been developed. The second area would be served by the existing Sheriff station, and may be served by existing or new fire stations to be financed by development impact fees. With regard to public services provided to the existing sphere area, the present capacity of public facilities is adequate since the County facilities currently serving the area are not experiencing any deficiencies. Municipal services provided in this area are adequate.

Existence of Any Social or Economic Communities of Interest

The City of Diamond Bar has a long and rich history, with a high degree of community identity. Communities of interest include multi-family housing along Diamond Bar Boulevard south of Grand Avenue and the affluent suburban gated community, "The Country Estates." One of the City's economic communities of interest is the Gateway Corporate Center, just east of the intersection of the 57 and 60 freeways.

Recommendation

It is recommended that LAFCO expand the existing SOI for the City of Diamond Bar to include 2,084 acres of the proposed Aera/Shell development and a 100-acre developed residential community.

The Aera/Shell SOI expansion area is the site of a proposed residential development of 3,000 homes, neighborhood retail and open space. The only planned street access to this area is Brea Canyon Road from the City of Diamond Bar. The developer proposes the area be annexed to Diamond Bar in the future. The 100-acre SOI expansion area is primarily residential, and current inhabitants identify themselves as part of the Diamond Bar community. The City has recommended that its SOI be expanded to include both areas.

**CITY OF DIAMOND BAR
CITY COUNCIL STUDY SESSION
JULY 18, 2006**

STUDY SESSION: Mayor Herrera called the Study Session to order at 5:35 p.m. in Room CC-8 of the South Coast Air Quality Management District/Government Center, 21865 Copley Dr., Diamond Bar, CA.

Present: Council Members Chang, Tanaka, Tye, Mayor Pro Tem Zirbes and Mayor Herrera.

Also Present: Linda Lowry, City Manager; David Doyle, Assistant City Manager; Michael Jenkins, City Attorney; Bob Rose, Community Services Director; Nancy Fong, Community Development Director; Ken Desforges, IS Director; Kim Crews, Human Resources Manager; Ryan McLean, Senior Management Analyst, Rick Yee, Senior Engineer; Kimberly Molina, Assoc. Engineer and Tommye Cribbins, City Clerk.

- ▶ City Council Goals Update
- ▶ Community Organization Fund

1) COMMUNITY ORGANIZATION FUND

CM/Lowry updated the Council on the Community Organization Fund. She reported that CC/Cribbins sent reminders to the various groups that they had unused allocations.

CM/Lowry asked Council to advise staff whether they wished to roll similar allocations forward into next year or amend the current allocations.

M/Herrera said she was inclined to continue with the current allocations to the various organizations.

MPT/Zirbes was surprised that some of the organizations had requested funds and not utilized them.

M/Herrera stated that Sister City had repeatedly requested funds and that the group had submitted documentation to resolve a discrepancy in the fund documents.

C/Tye asked if an amount was deducted from the "Friends" allocation for the cost of putting up banners.

CSD/Rose responded that the cost of the banners was not part of the contribution.

- 4) **57/60 Long-term Fix** - CM/Lowry reported that the feasibility study is underway and completion is expected for next summer.
- 5) **ACE** - CM/Lowry reported that the Brea Canyon Road project is underway.
- 6) **Parking Ordinance** - CM/Lowry stated that this issue would come back to the Council for consideration in October.

Other Issues:

- 1) **Library Bond Application** – (see “Build a Library”)
- 2) **Pursue purchase of Lots 1 and 61** - CM/Lowry reported that staff awaits acceptance of the City's purchase offer.
- 3) **Expand Sphere of Influence** - ACM/Doyle is proceeding with the annexation process.
- 4) **Build a Library** – moving toward placement of the measure on the November 7 ballot.
- 5) **Development in Sphere of Influence areas** - Staff continues to monitor Tres Hermanos and Tonner Canyon areas and work closely with AERA energy for annexation.
- 6) **Joint Facilities Use with PUSD & WVUSD** - CSD/Rose reported that shortly after 5:00 p.m. today PUSD and the City reached agreement on language for the Lorbeer facilities renovation and staff would like the Council's permission to walk the matter on to tonight's agenda for approval. PUSD has placed the matter on its agenda for July 25.

M/Herrera asked that a request to add the item to the agenda be made at the dais during Approval of Agenda.

- 7) **Community Wireless Internet Service** - IS/Desforjes reported that James Granelli, LA Times Business Editor, would be running a series of articles on the City's issues with Edison referencing other Southern California Cities that have had similar experiences. The City has contracted with Integral Realty Resources to do an appraisal of the mounting asset rights.

CM/Doyle responded to MPT/Zirbes that Edison was not forthcoming about what the mounting costs might be and said that the cost could be within the range of five cents to \$1,000 per pole. The system would involve 350 to 450 poles of the approximate 5500 poles in the City.